

## PREMIER HOUSE TWICKENHAM

5,636 & 5,527 sq ft



### ADDRESS

Premier House  
52 London Road  
Twickenham  
TW1 3RP

### DESCRIPTION

Premier House is located on the east side of London Road at its junction with Arragon Road, Twickenham. The locality has good links with Heathrow Airport and the M3. Twickenham train station is within a 3-minute walk and provides services into London Waterloo in 26 minutes, London Victoria (via Clapham Junction) in 30 minutes and Reading, in 1 hour 3 mins.

The available accommodation consists of the entire second floor, split into two wings. The building was developed by the Low Carbon Workplace Partnership.

2nd Floor Arragon Road Wing	5,636 sq.ft.	523.6 sq.m
2nd Floor London Road Wing	5,527 sq.ft.	513.5 sq.m
<b>TOTAL</b>	<b>11,163 sq.ft.</b>	<b>1,037.1 sq.m</b>

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**EPC Rating: B-45**

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## SPECIFICATION

- Raised accessible floor providing 70mm clear void
- 2.87m floor to ceiling height
- Chilled beams with integrated lighting
- Double glazed windows with solar controlled glazing to south & west elevation
- Movement daylight sensor lighting to provide average 400 lux
- Self-contained vertical risers for telecoms and data installation
- Bicycle storage
- Shower facilities
- Male & female toilets on each floor

<b>Tenure</b>	Leasehold
<b>Rent</b>	Rent upon application
<b>Service Charge</b>	Approx. £10.17 per sq.ft.
<b>Rates</b>	RV: Arragon Rd wing £88,000 / London Road £89,000
<b>Size</b>	5,636 & 5,527 sq ft

## CONTACT

**Niall Christian**  
BSc MRICS  
**T** 020 8332 4591  
**M** 07780 678684  
**E** [niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)

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